TO:	HONORABLE MAYOR AND CITY COUNCIL	DATE: JUNE 7, 2016
FROM:	COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT	WARD: 5

SUBJECT: PLANNING CASES P15-0826 (CONDITIONAL USE PERMIT) AND P15-0827 (VARIANCE) – TO PERMIT A WIRELESS TELECOMMUNICATIONS FACILITY - 8223 CALIFORNIA AVENUE

ISSUE:

The issue for City Council consideration is a proposal by Sunnshine Schupp of Spectrum Services, on behalf of Verizon Wireless, for a Conditional Use Permit and Variance to permit a 55-foot high, co-locatable, wireless telecommunications facility, camouflaged as a broadleaf tree that is higher than permitted by Code, on 5.21 acres developed with First Free Methodist Church of Riverside in the R-1-7000 – Single Family Residential Zone.

RECOMMENDATIONS:

That the City Council:

1. Determine the proposed project will not have a significant effect on the environment based upon the findings set forth in the case record and adopt a Negative Declaration; and

2. Approve Planning Cases P15-0826 and P15-0827 based on and subject to the Planning Commission findings and recommended conditions found in the attached staff report.

STAFF/PLANNING COMMISSION RECOMMENDATIONS:

Staff recommended approval to the Planning Commission, subject to recommended conditions of approval. On April 7, 2016, the City Planning Commission recommended approval of Planning Cases P15-0826 and P15-0827 by a vote of 6 ayes, 0 noes and 0 abstentions, subject to staff's recommended conditions.

BACKGROUND:

The applicant proposes to construct a 55-foot high wireless telecommunications facility, camouflaged as a broadleaf tree, where 35-feet is the maximum permitted height.

The wireless facility will be on 5.21 acres developed with First Free Methodist Church of Riverside in the R-1-7000 – Single Family Residential Zone located northwest (rear) of the

church building. It will consist of an antenna array installed at a centerline height of 44 feet. Antennas will be attached to three separate sectors, each sector will be able to hold up to four, 8-foot high antennas, for a total of 12 antennas. The applicant has indicated the two parabolic antennas will be installed at a centerline height of 36 feet. The pole of the telecommunications facility will consist of a faux bark finish to resemble the texture and color of a broadleaf tree trunk. Faux branches and leaves are proposed to extend beyond the antenna arrays to camouflage the antennas. All appurtenances will be painted to match the proposed broadleaf tree. The structure has been designed to be co-locatable and allow the future installation of a second antenna array at a centerline height of 33 feet.

A 267 square foot equipment enclosure with an 8-foot high block wall would contain the telecommunications facility and supporting equipment cabinets and cables. A new trash enclosure would be constructed attached to the equipment enclosure. Vines will be planted around the perimeter of the enclosure.

The proposed use will be compatible with the specific site location, development, and operation standards related to wireless telecommunications facilities. The proposal will not prove detrimental to the surrounding neighborhood or the general public with fulfillment of the recommended conditions of approval.

For additional information, refer to the April 7, 2016, City Planning Commission staff report (Attachments 2 and 3), recommended conditions (Attachment 1) and draft minutes (Attachment 4).

FISCAL IMPACT:

There is no impact to the General Fund, since all project costs are borne by the applicant.

Prepared by: Rafael Guzman, Community & Economic Development Director
Certified as to
availability of funds: Scott G. Miller, Interim Finance Director/Treasurer
Approved by: Al Zelinka, FAICP Assistant City Manager
Approved as to form: Gary G. Geuss, City Attorney

Attachments:
1. City Planning Commission Recommended Conditions
2. City Planning Commission Report – April 7, 2016
3. City Planning Commission Report Exhibits – April 7, 2016
4. City Planning Commission Draft Minutes